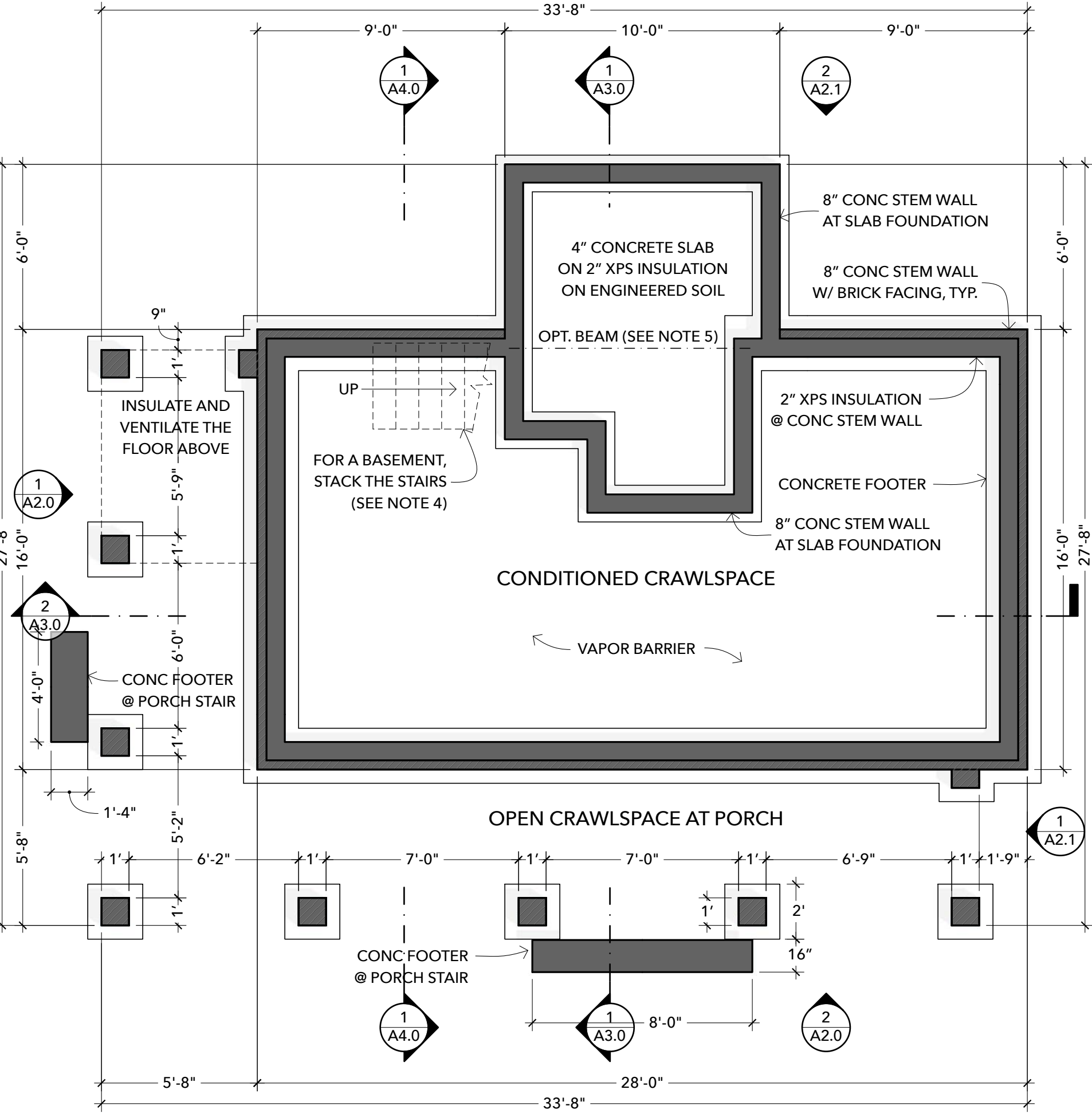


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FOUNDATION PLAN NOTES

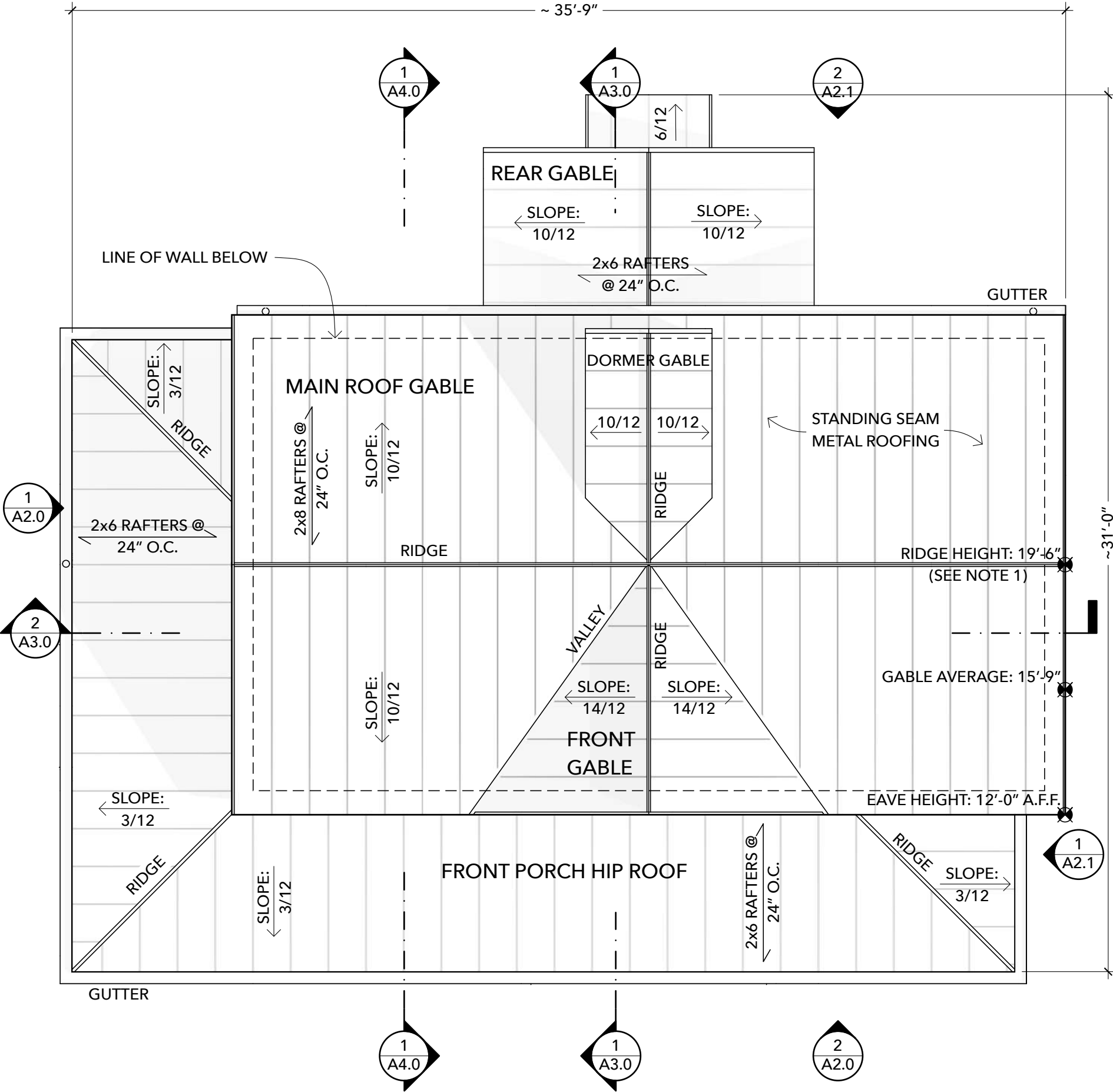
- 1. ALL FOUNDATION DESIGNS MUST BE ENGINEERED TO LOCAL CONDITIONS. THIS IS ONLY A TEMPLATE. MANY FACTORS MUST BE CONSIDERED FOR A PERMIT, INCLUDING SOIL TYPE, SEISMIC ISSUES, SLOPING TERRAIN, FLOODING, AND HEIGHT RESTRICTIONS.
- 2. OTHER FOUNDATION TYPES CAN BE USED. FOR INSTANCE: A BASEMENT, SLAB, OR PIER.
- 3. IF CONVERTED TO A GARAGE BASEMENT, PUT THE DOOR ONE OF THE SHORTER, SIDE WALLS. BETTER YET, ADD A REAR GARAGE BY USING THE MUDROOM AS A CONNECTOR.
- 4. IF BASEMENT STAIRS ARE INCLUDED INSIDE, THEY'D BE STACKED BELOW THE OTHERS. MAKE ADJUSTMENTS TO ACCOUNT FOR THE THICKNESS OF THE FOUNDATION WALL.
- 5. IF BASEMENT IS DESIRED AND PERMITTED, REMOVE INTERIOR STEM WALLS, CONVERT SLAB AREA INTO A CRAWLSPACE, AND USE A BEAM BETWEEN.



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

ROOF PLAN NOTES

- 1. DATUMS ARE TO FINISH FLOOR. BUILDING HEIGHTS ARE OFTEN MEASURED TO GRADE. THEREFORE, THIS DESIGN WORKS WITH AN 16 FOOT HEIGHT RESTRICTION (GABLE AVERAGE) OR A 20 FOOT HEIGHT RESTRICTION (ROOF RIDGE TO GRADE).
- 2. GABLE AVERAGE HEIGHT AT FRONT- AND REAR-FACING GABLES SHOULD BE EQUAL (OR SLIGHTLY LESS) THAN THE AVERAGE HEIGHT OF THE MAIN GABLE. ROOF RIDGES SHOULD NEARLY MATCH, WITH THE MAIN GABLE BEING HIGHER IF NECESSARY.
- 3. ROOF DIMENSIONS ARE ROUGH, NOT PRECISE ENOUGH FOR CONSTRUCTION. DIMENSIONS IN BUILDING SECTIONS AND FLOOR PLANS TAKE PRECEDENCE.
- 4. THE ROOF HAS MANY APPROPRIATE MATERIAL OPTIONS, BUT MODERN METAL WAREHOUSE ROOFING (W/ RECTANGULAR CORRUGATIONS) SHOULD BE AVOIDED.



2 ROOF PLAN
SCALE: 1/4" = 1'-0"



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FOUR DESIGNS BY JAY OSBORNE
BACKYARD FARMHOUSE
MAE'S VERSION (ADDITIONS & ORNAMENTATION)

- 8 2023-10-26 3RD DRAFT (DESIGNS SYNCRONIZED)
- 7 2023-08-27 ALL: 2ND DRAFTS (REFORMAT PAGES)
- 5 2023-05-30 MAE: 1ST DRAFT (ORNATE VERSION)
- 1 2022-11-30 FIRST PRESENTATION (SCHEMATIC)
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ROOF/FOUNDATION
VARIATION: MAE
A1.0

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FLOOR PLAN NOTES:

- 1. UTILITY CLOSET SHALL HAVE FIRE-RATED SHEATHING ON WALLS AND CEILING.
- 2. OPTIONAL BUILT-IN SHELVING. ALSO: LOCATION FOR AN OPTIONAL WOODSTOVE.
- 3. MUDROOM CAN BE CONVERTED INTO A HYPHEN CONNECTING A GARAGE OR A BEDROOM SUITE TO THE REAR. THIS PRESERVES DAYLIGHTING AND CROSS BREEZES.
- 4. ADJUSTING THE CLOSETS AT "THICK WALL" (CASED OPENING) CAN CAUSE MANY MINOR CONFLICTS, INCLUDING ALIGNMENTS AT THE STAIR AND UPPER WALLS.

DOORS

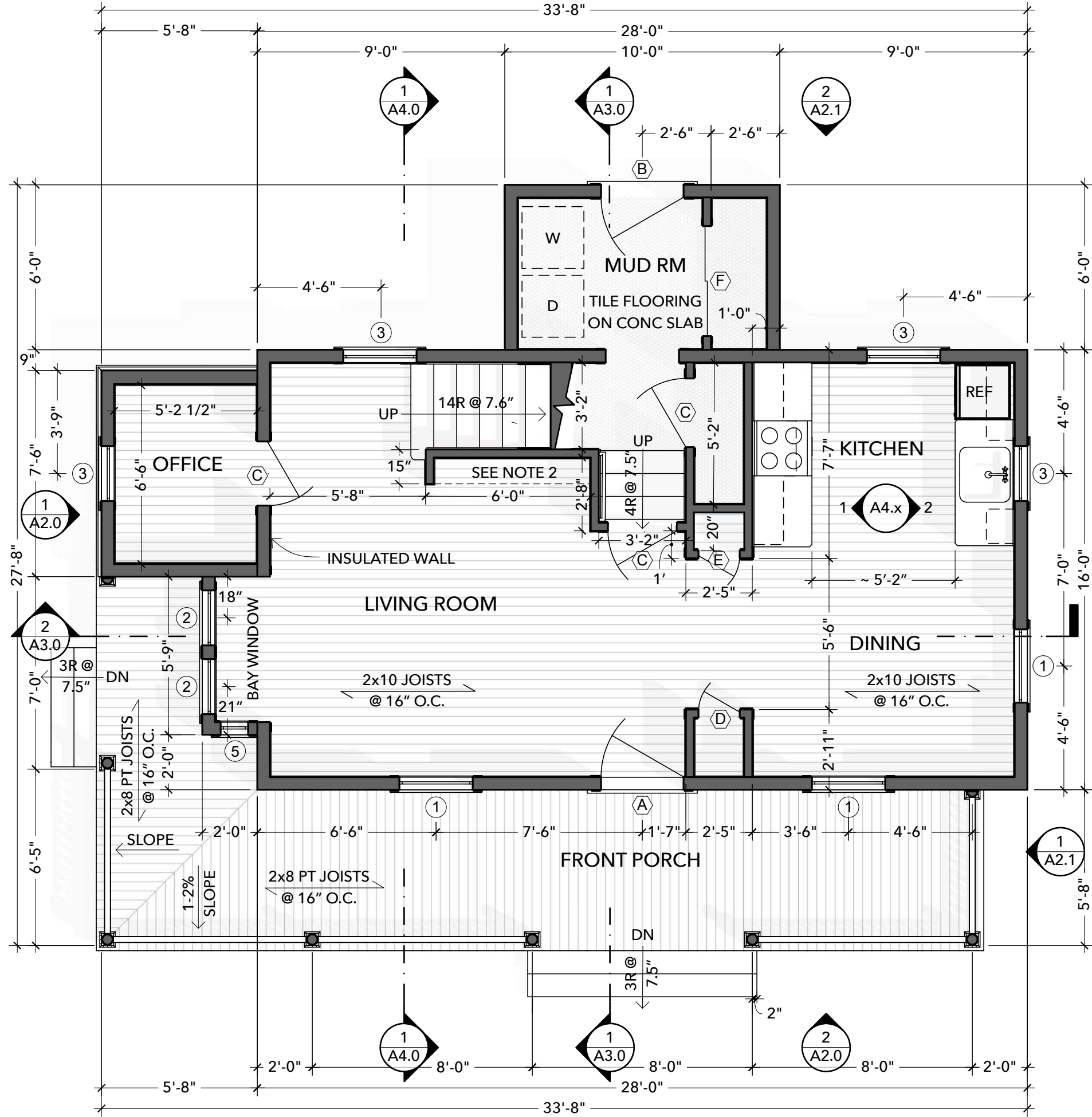
- A 36x84 9-LITE FRONT DOOR
- B 36x80 4-LITE BACK DOOR
- C 30x80 5-PANEL INT DOOR
- D 24x80 1-PANEL INT DOOR
- E 18x80 LOUVERED INT DOOR
- F 48X80 DOUBLE SLIDING DOORS

WINDOWS

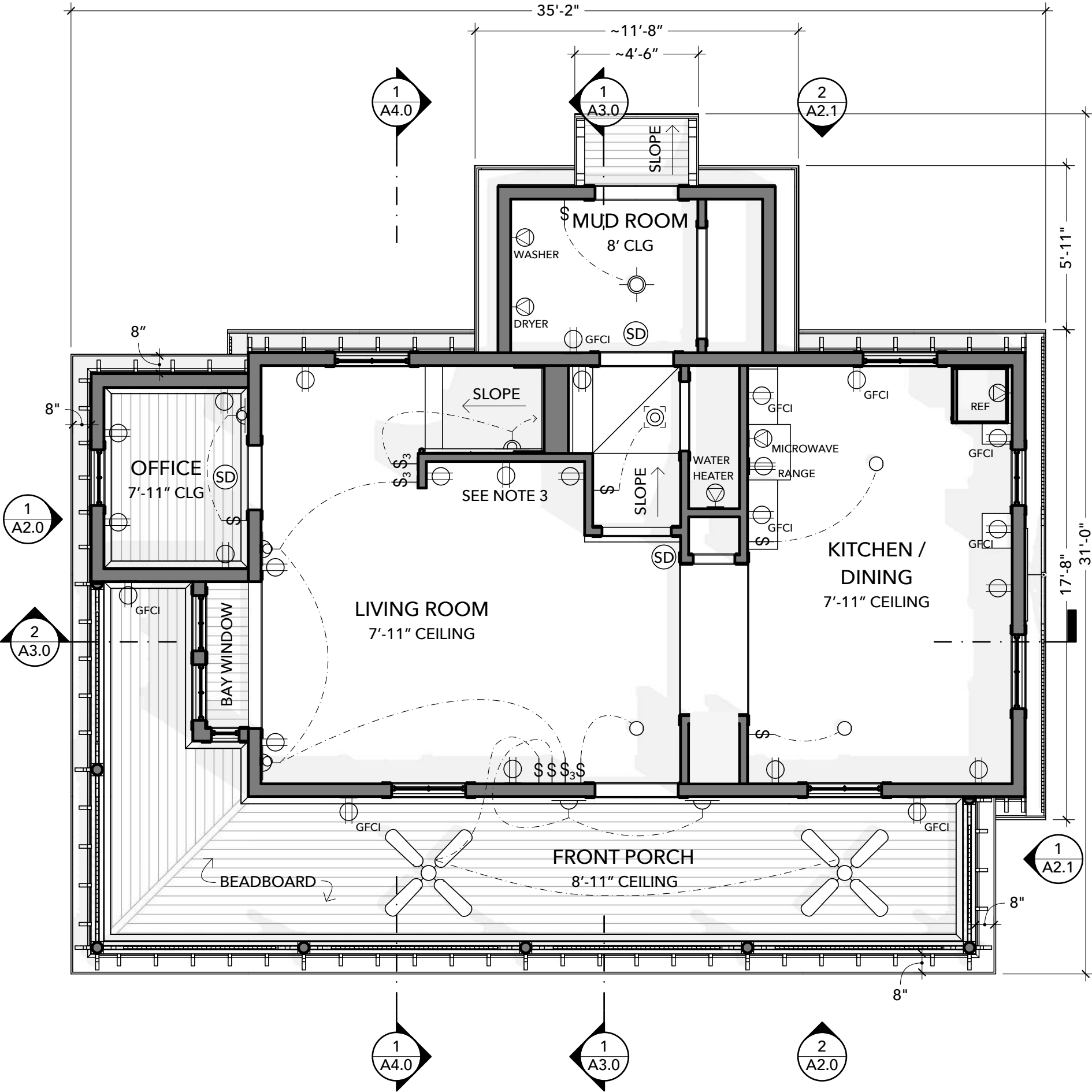
- 1 32x60 DH WINDOW 2/2 DIVIDED LITES
- 2 24x48 DH WINDOW 2/2 DIVIDED LITES
- 3 24x42 DH WINDOW 2/2 DIVIDED LITES
- 4 28x44 DH WINDOW 2/2 (DORMER)
- 5 18x48 DH WINDOW 1/1 (BAY SIDE)

REFLECTED CEILING PLAN / ELECTRICAL PLAN NOTES

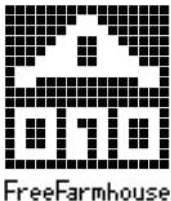
- 1. NOTED CEILING HEIGHTS ARE APPROXIMATE (+/- 1"). SEE SECTION DRAWING DIMS.
- 2. CEILING & WALLS UNDER STAIRCASE SHALL BE 1-HOUR FIRE-RATED USING GYP BOARD.
- 3. LIVING ROOM: OPTIONAL BUILT-IN SHELVING (OR CABINETS). ALSO OPT: WOODSTOVE.
- 4. LAUNDRY HOOKUPS RECOMMENDED IN UTILITY RM, EVEN IF ALSO IN UPSTRS ALCOVE.
- 5. WALL AREA OVER LARGE CASED OPENING IS FOR BEAMS, PIPING, AND/OR DUCTWORK.



1 DOWNSTAIRS FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 DOWNSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



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DOWNSTAIRS PLANS
VARIATION: MAE
A1.1

FLOOR PLAN NOTES

- 1. BECAUSE OF THE LOW HEAD CLEARANCES, IT IS INADVISABLE TO REARRANGE THE BATHROOM FIXTURES, SINCE THAT MAY CAUSE CODE VIOLATIONS AND HEADACHES.
- 2. ANY AREA OF ROOM WITH LESS THAN A 5' CEILING DOES NOT QUALIFY AS SQUARE FOOTAGE, AND SHALL NOT BE INCLUDED IN TOTAL FLOOR AREA, NOR IN ROOM AREA.
- 3. AT LEAST 50% OF BEDROOM AREA (SEE NOTE ABOVE) MUST HAVE A 7' MIN CEILING.
- 4. SEE APPLICABLE CODES FOR WINDER STAIRS. CHANGES CAN CAUSE MANY ISSUES. UNLIKE IN THE PAST, WINDER STAIRS MUST NOW FOLLOW SEVERAL REQUIREMENTS.
- 5. ALCOVE AT WINDER STAIR CAN INSTEAD BE A LINEN CLOSET OR HOLD A COMPACT WASHER/DRYER COMBO. IT COULD ALSO BE SPACE FOR DUCTS & HVAC FUNCTIONS.

DOORS

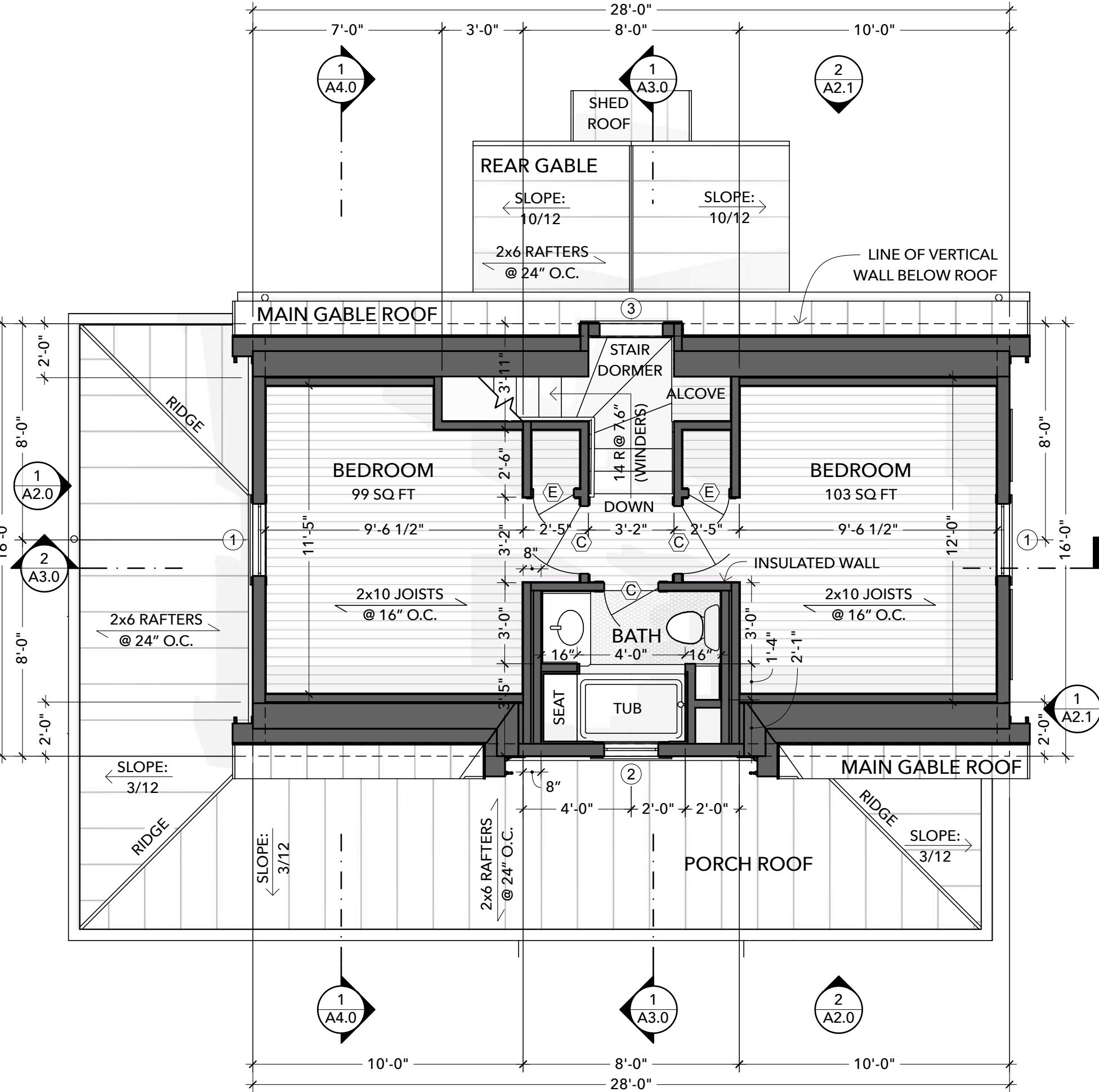
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- D 24x80 1-PANEL INT DOOR
- E 18x80 LOUVERED INT DOOR
- F 48X80 DOUBLE SLIDING DOORS

WINDOWS

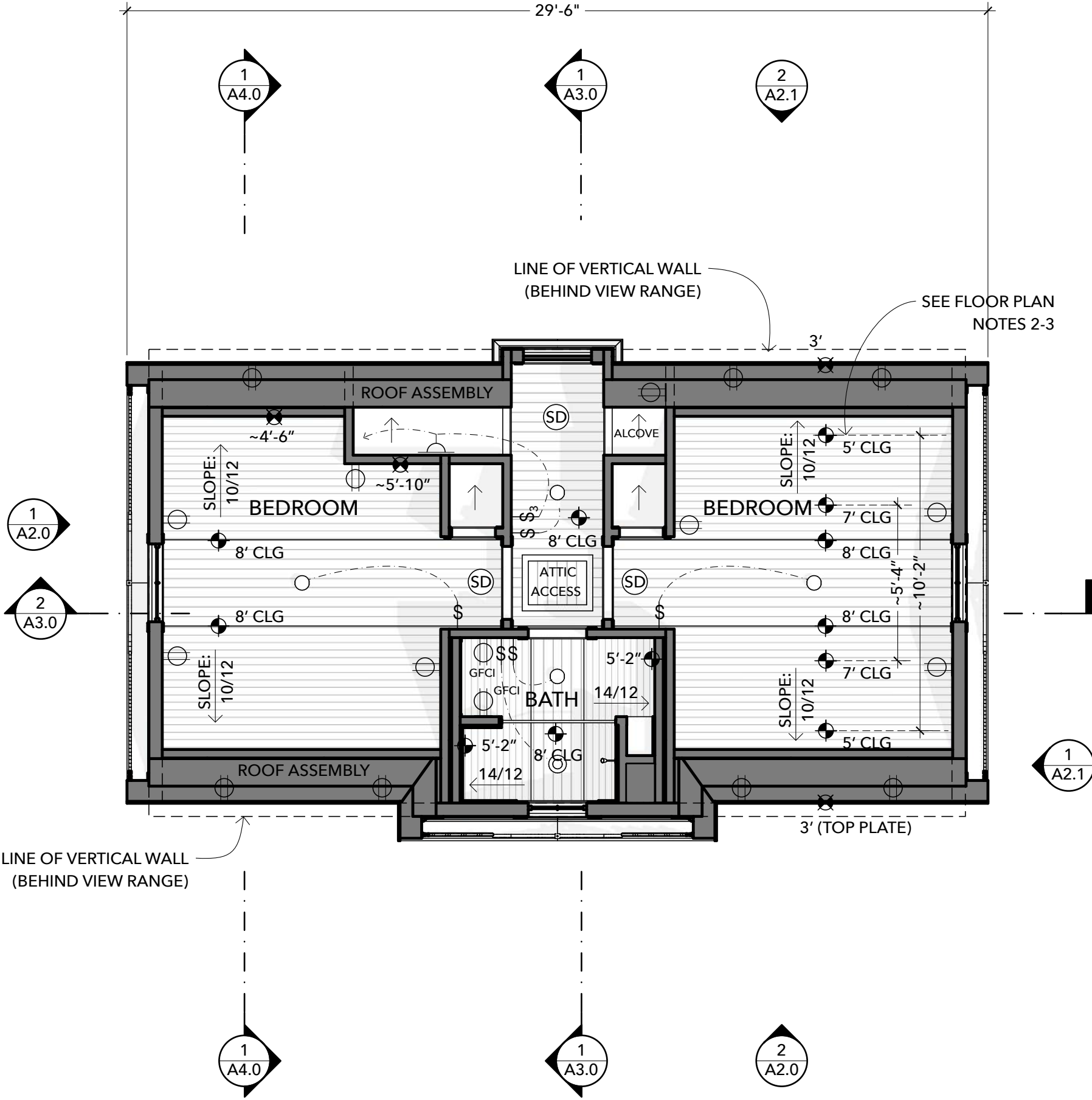
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- 2 24x48 DH WINDOW 2/2 DIVIDED LITES
- 3 24x42 DH WINDOW 2/2 DIVIDED LITES
- 4 28x44 DH WINDOW 2/2 (DORMER)

REFLECTED CEILING PLAN & ELECTRICAL NOTES

- 1. NOTED CEILING HEIGHTS ARE APPROXIMATE (+/- 1"). SECTION DIMS TAKE PRIORITY.
- 2. CENTER THE ELEC. FIXTURES ON SURFACES, AXES, AND/OR MOST VISIBLE ELEMENTS.
- 3. A MIN 30x30-INCH AREA OF THE SHOWER MUST HAVE A CEILING HEIGHT OF OVER 6'-8".
- 4. BY CODE, THE BACKS OF THE VANITY AND TOILET CAN HAVE 5' (MINIMUM) CEILINGS, BUT THE CEILING NEEDS TO BE AT LEAST 6'-8" AT THE FRONT OF THESE FIXTURES.
- 5. THE DORMER ALLOWS THE NECESSARY 80" MINIMUM HEAD CLEARANCE AT STAIRWAY.
- 6. BATHTUB CAN BE LONGER, BUT ITS BACK CEILING (AT SEAT) IS BELOW HEAD HEIGHT.



1 UPSTAIRS FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UPSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



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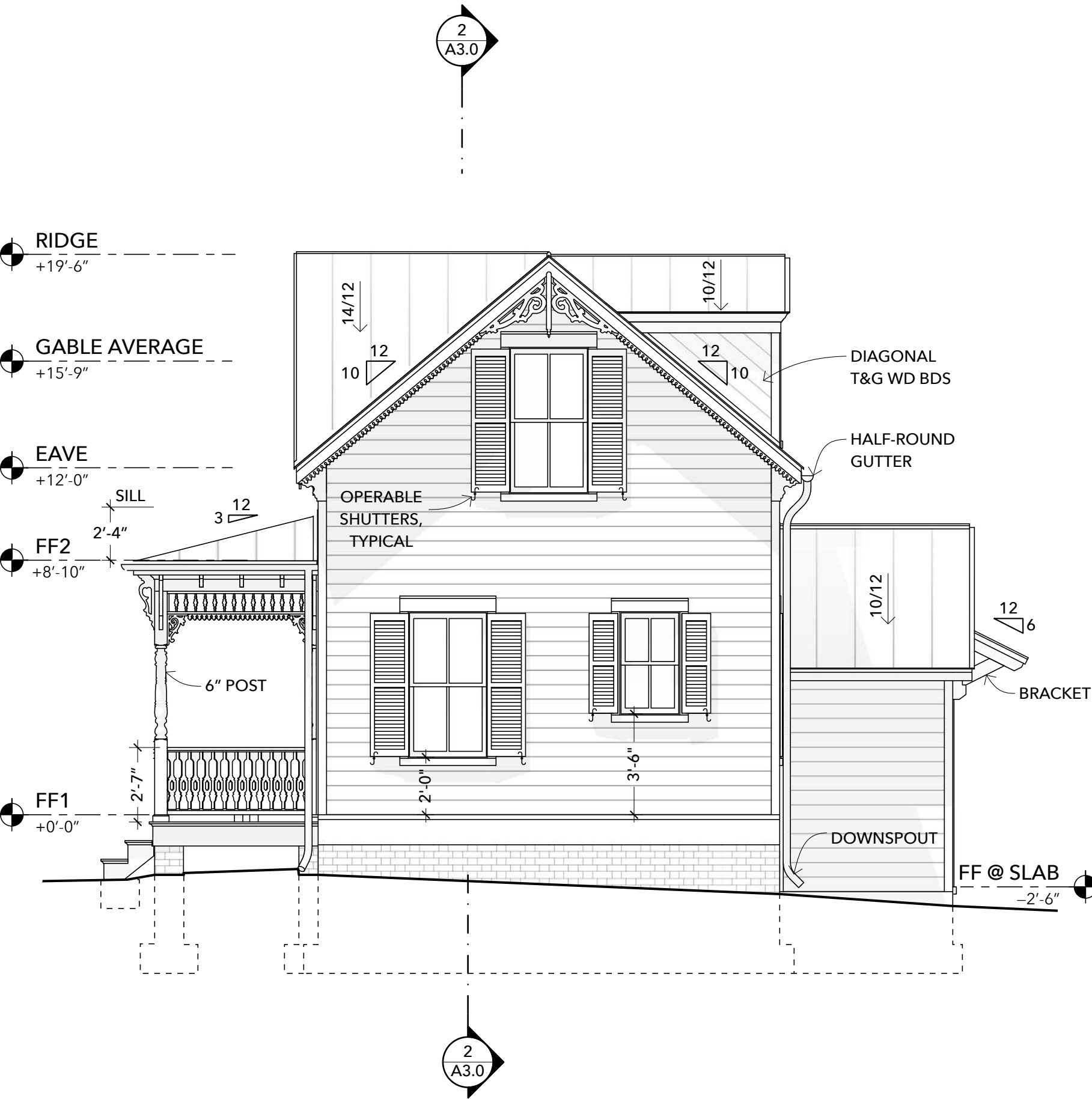
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UPSTAIRS PLANS
VARIATION: MAE
A1.2

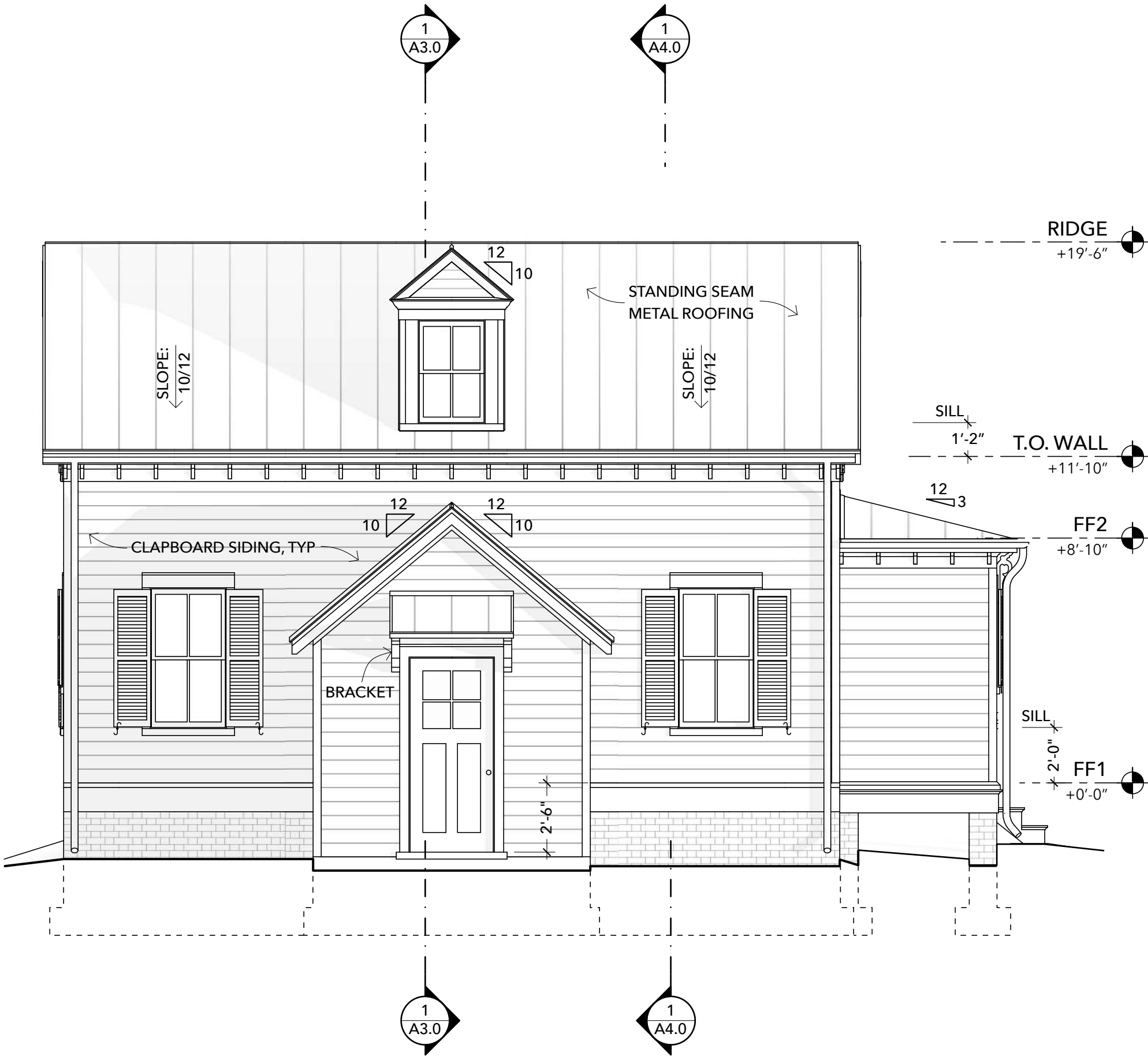
ELEVATION NOTES

- 1. SECTION DIMENSIONS TAKE PRECEDENCE, WHEREVER PRECISION IS DEMANDED.
- 2. SOME DETAILS IN THE REAR ELEVATIONS CAN BE SIMPLIFIED, SINCE THEY ARE LESS FORMAL AND LESS VISIBLE. FOR INSTANCE, WINDOW SHUTTERS MAY BE OMITTED. IT'S BETTER TO HAVE NO SHUTTERS THAN CORNY, USELESS, TACK-ON PLASTIC ONES.
- 3. LOWER WINDOWS ON NORTH WALL MAY BE REMOVED IF NEEDED TO SAVE COSTS. BUT UPSTAIRS WINDOWS ARE ALL NEEDED FOR DAYLIGHTING AND CROSS BREEZES.
- 4. PORCH RAILING IS USUALLY NOT REQUIRED UNLESS THE DROP TO THE GROUND IS MORE THAN 30" (CHECK LOCAL CODES). RAISING THE PORCH MAY ALSO REQUIRE RAISING THE RAILING, SOMETIMES TO BLATANTLY UNHISTORICAL PROPORTIONS.
- 5. FOUNDATION SHOULD NOT PROTRUDE OUT BEYOND SIDING MATERIALS.

- 6. **DOORS:** MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.
- 7. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.
- 8. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.
- 9. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.
- 10. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES. ↩



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



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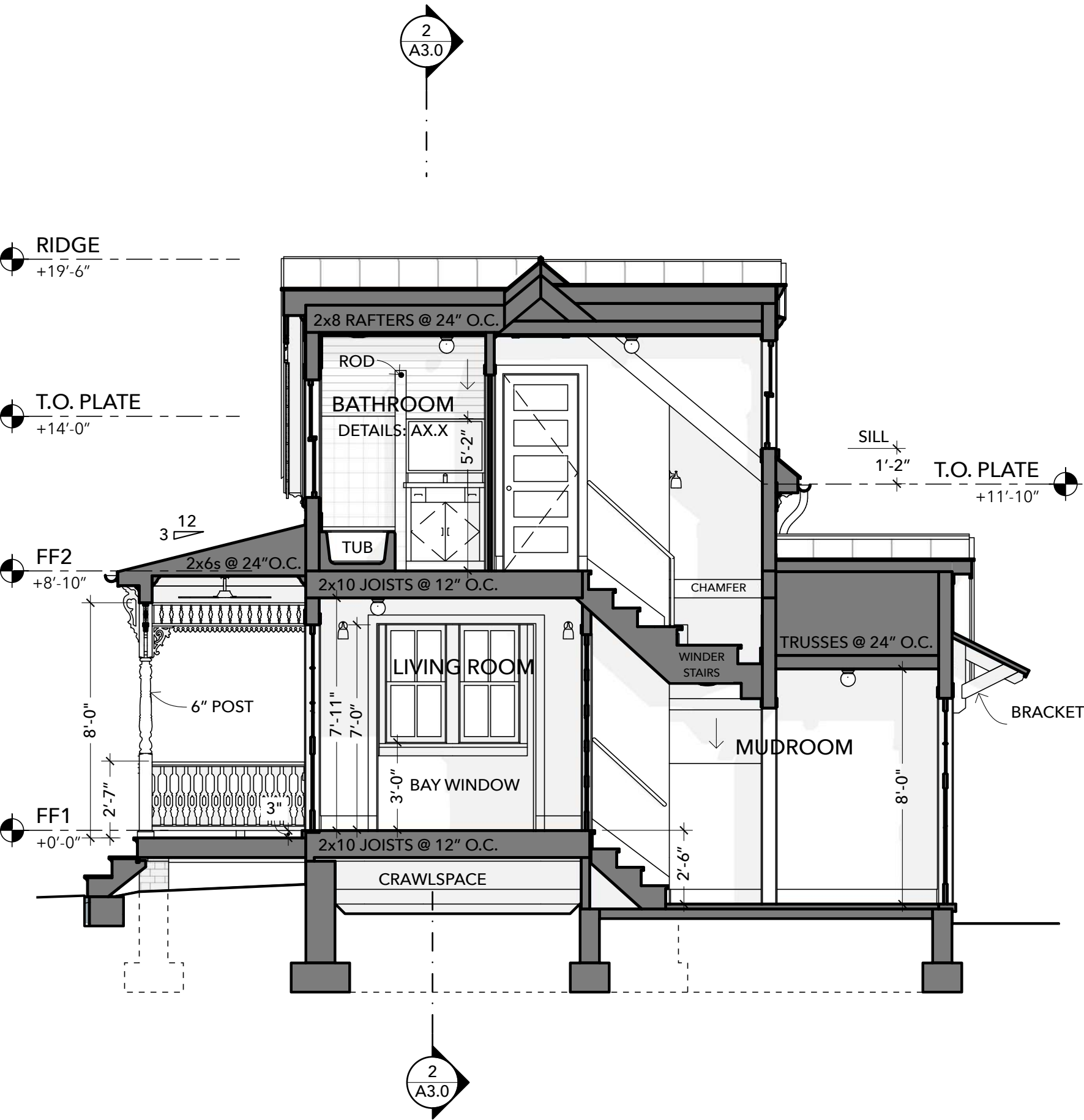
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REAR ELEVATIONS
VARIATION: MAE
A2.1

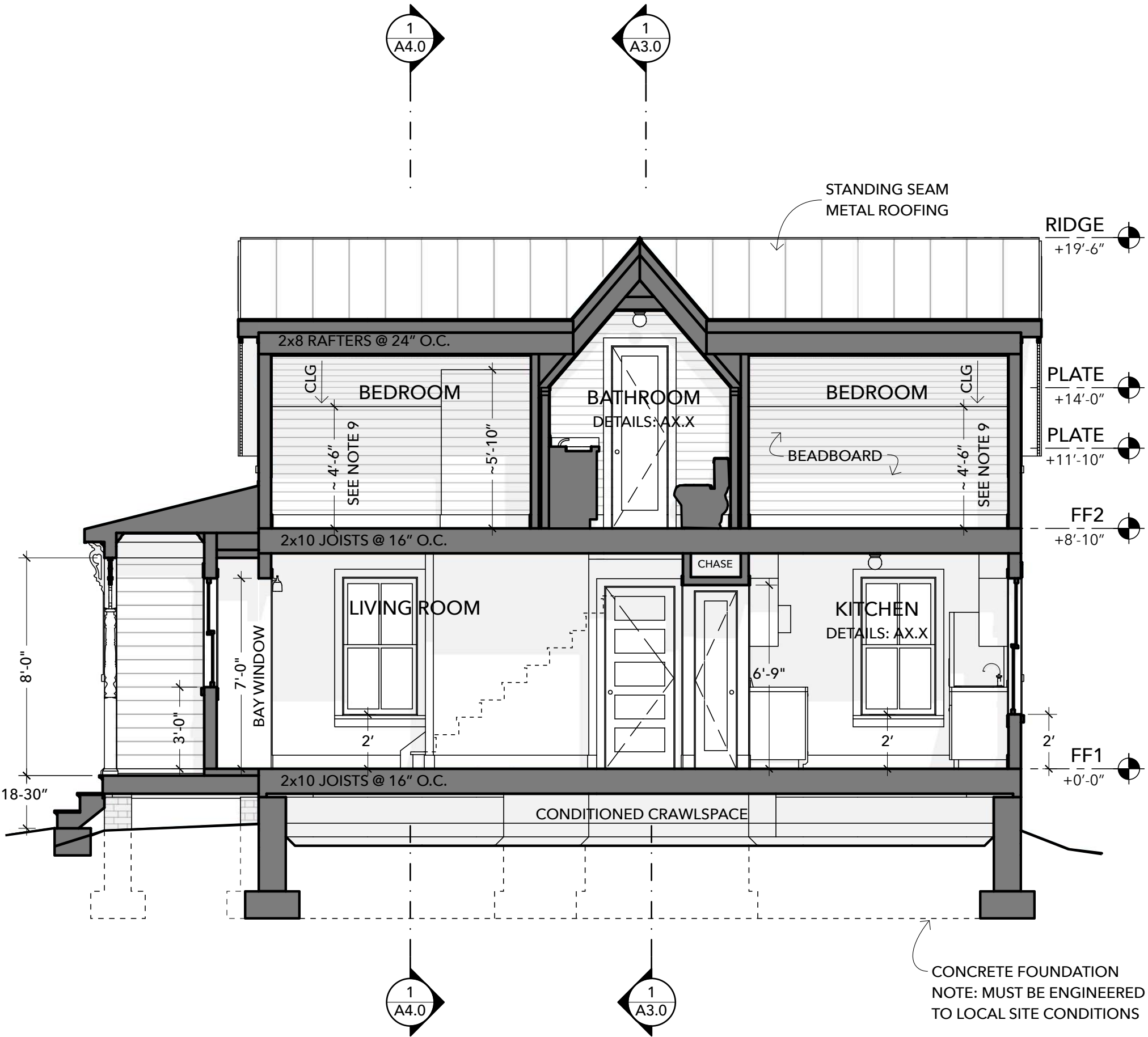
SECTION NOTES

- 1. SEE TYPICAL SECTION DETAIL ON SHEET A4.0.
- 2. FOUNDATION TO BE ENGINEERED BASED ON SITE-SPECIFIC REQUIREMENTS.
- 3. A CRAWLSPACE OR BASEMENT FOUNDATION WOULD ADD AT LEAST 1-2 FEET TO THE OVERALL BUILDING HEIGHT. MAYBE MORE (DEPENDS ON HOW IT'S MEASURED).
- 4. LOWERING THE CEILINGS COULD CAUSE AN AVALANCHE OF CODE VIOLATIONS. THIS DESIGN WORKS WITH NORMAL BUILDING CODE REQUIREMENTS THAT SPECIFY MINIMUM HEIGHT CLEARANCES FOR INTERIOR SPACES.
- 5. IF PERMITTED, RAISING THE CEILINGS BY 6-18 INCHES MAKES THE DESIGN MORE FLEXIBLE & COMFORTABLE, FIXING MANY ISSUES ARISING FROM OTHER CHANGES.

- 6. ATTIC ACCESS IS PROBABLY NOT REQUIRED BECAUSE THE SPACE IS SO SMALL.
- 7. DIFFERENT ROOF ASSEMBLIES CAN BE USED, BUT 10" (+) OF INSULATION DEPTH IS ASSUMED, SINCE NORMAL ASSEMBLIES IN NORMAL CLIMATES WOULD NEED THAT.
- 8. ONE OPTION FOR THE ROOF CONSTRUCTION: 2x8 RAFTERS W/ BATT INSULATION. ABOVE OSB: 2 LAYERS OF STAGGERED 1.5" RIGID INSULATION. TOTAL R-VALUE: 38-45.
- 9. MAINTAIN 80" MINIMUM HEAD CLEARANCE AT THE STAIRCASE.
- 10. THE VERTICAL SIDE WALLS AT THE BEDROOMS HAVE 4'-6" FURRING WALLS. THESE CAN BE REMOVED FOR MORE SPACE, BUT THEY IMPROVE THE ROOM'S COMFORT. BUILT-IN CABINETRY COULD ALSO BE LOCATED THERE (AT CONSIDERABLE EXPENSE), BUT THAT WOULD MAKE IT HARD TO PROPERLY FURNISH THE BEDROOMS.



1 TRANSVERSE SECTION
SCALE: 1/4" = 1'-0"



2 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"